

Meeting of North Smithfield Planning Board Meeting

Kendall Dean School, 83 Greene Street

Thursday, June 11, 2009, 7:00 PM

I. Roll Call

Present: Joe Cardello, Bruce Santa Anna, Dean Naylor, Scott Gibbs, Gene Simone, Steve Vowels. Absent: Alex Biliouris. Also present was Town Planner Bob Ericson.

II. Approval of Minutes

Mr. Santa Anna made a motion to approve the minutes of April 2, 2009, as corrected. Mr. Gibbs seconded the motion, with all in favor.

III. Dowling Village Phase II & III – Preliminary Plan Public Hearing

Major Land Development Project- Site Plan Review (7pm – 8:30pm)

Also reviewing project impacts for the whole project, Phases I-IV

Applicant: Bucci Development, Inc. - Brian Bucci

Location: 120 Eddie Dowling Highway/ 146A

Assessor's Plat 13 Lots 18, 20, 21, 44, 53, 76, 111, 112, 123 & 143 and Plat 21 Lots 25, 26, 29, 30, 31, 32, 50, 58, 61, & 71

Zoning: Professional Services (PS), Business Highway (BH), & Rural Agricultural (RA)

(Continued from Jan. 8, & 15; Feb. 12, & 26; Mar. 12, & 19; April 9, 23 & 30; May 14; June 4, 2009)

(See stenographer's transcript.)

IV. Rocky Hill Estates – Minor Sub Division - Final

Applicant: Adam Rodzik

Location: 146 Rocky Hill Road

Assessor's Plat 16, Lot 29

Zoning: Rural Agricultural (RA-65)

Mr. Ericson explained that the developer did not yet have a bond. This application was continued to the next meeting.

V. Jacques Farm LLC, Preliminary Plan –Minor Subdivision

Applicant: Frank & Nancy Jacques

Location: 300 Buxton Street

Assessor's: Plat 1, Lot 35

Zoning: Rural Agricultural (RA-65)

Frank Jacques addressed the Board, asking for final approval. Land Surveyor Norbert Therien was also present for the applicant. Mr. Jacques stated that he is trying to create one house lot and one farm lot. Mr. Ericson gave a brief history of the issues concerning this application. Mr. Jacques has an outstanding issue with RIDEM. His

November 29, 2006 Letter of Nonconformance was addressed in an Insignificant Alteration Permit issued October 30, 2007. Item 19 in that permit required him to complete all outstanding nonconformance requirements by April 15, 2008. DEM received no notification of completion, so they have not inspected the site.

The Preliminary Plan the Board recently received was approved with minor conditions on July 24, 2008, despite having errors. The applicant then had one year to return with a Final Plan. He re-filed a corrective Preliminary Plan instead. At the Town Planner's request, the applicant's surveyor recalculated correctly the land suitable for development and referenced the updated March 2, 2009 FIRM floodplain boundaries.

The major outstanding problem is the letter of nonconformance. The applicant needs certification from DEM, which should be done within a couple of weeks. Mr. Ericson stated that this could be a condition of approval. He will accompany Dan Kowal of DEM when they inspect the property. The Chair stated that he would like to wait for DEM inspection to approve the plan. Mr. Therien stated that he had informed DEM in March 2009 that they should feel free to complete the inspection, but they did not. It will be done very soon. The Chair invited the applicant to come back for the meeting immediately following the inspection.

Mr. Santa Anna made a motion to adjourn at 9:47 pm. Mr. Simone

seconded the motion, with all in favor.

Respectfully Submitted;

Angela Pugliese

Planning Board Secretary